

## PUBLIC BUILDING FEASIBILITY ANALYSIS

### City Hall Addition for storage and restrooms

The City of Panama is requesting approval to use TIF funds to construct an addition to the City Hall. This addition would be used to store street equipment and to add a restroom facility to the City Hall. At the current time the City Hall has no restroom facilities and no running water.

Since creating the TIF area the City has added three housing areas of three blocks for an additional 16 homes. This added area to the town has created a demand for more street equipment and snow removal equipment. The current storage on the west side of City Hall is inadequate to store all of this equipment.

A preliminary bid for an addition of 24 feet by 54 feet by 14 feet post frame building with a garage door, a walk door and 2 windows with blown insulation and white steel interior was received at \$34,100.00. Because of rising costs each year, the true expense will most likely be higher but will be kept at a minimum with no extravagances. The land is already owned by the City and is flat and ready for construction. Very little preparation work will be needed on the land.

Over the last 10 years streets, curb and gutter have been constructed in the TIF district using TIF funds. The TIF plan will sunset in 2017 and the City would like to use a portion of the remaining funds for the addition to the City Hall as street projects will be completed before any funds will be used on the building addition. Construction is slated for late summer or early fall in 2016.

Because of the small size of the City of Panama and its tax basis and because the City is being required to upgrade the sewer plant, there are no other funds available for the construction of the needed addition to the City Hall.